

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
SPECIAL MEETING
Town Hall Conference Room B**

Tuesday, June 4, 2013

MINUTES

Members: Steve Bacon, Paul Aho, Laurie Best, Chris Kueffner, Frank McNabb, Peter Millman, Betsy Paterson, Karin Randolph

Staff: Cynthia van Zelm

Guests: Linda Painter, Mansfield Director of Planning and Development; Lou Marquet, Principal, LeylandAlliance

1. Call to Order

Frank McNabb called the meeting to order at 5:07 pm in Chair Steve Bacon's absence.

2. Public Comment

There was no public comment.

3. Approval of Minutes from March 19, 2013

Karin Randolph made a motion to approve the March 19, 2013 minutes. Laurie Best seconded the motion. The motion was approved.

Betsy Paterson joined the meeting.

4. Review of Potential Storrs Road Changes

Lou Marquet, Principal with master developer LeylandAlliance, said that as the design for the grocery store progressed, the Leyland team approached the Connecticut Office of the State Traffic Administration (OSTA) about the access points required by the grocery store. The OSTA staff expressed concerns about poor site lines due to a proposed bus stop on Storrs Road adjacent to the Storrs Road access point to the store. Leyland, in working with the Town of Mansfield, is proposing that the bus stop be moved further south on Storrs Road to improve the site lines. This would result in losing one parking space.

The other concern expressed by the OSTA staff was the location of the right turn from the grocery store on to Storrs Road and its location near by the crosswalk. One idea would be to move the crosswalk further south also but the Town Traffic Authority recently recommended keeping it where it is planned.

Peter Millman asked about the possibility of moving the crosswalk further north? Mr. Marquet said their engineers at BL Companies are concerned about a location further north for easy accessibility.

Chris Kueffner suggested including a rumble strip on the driveway on to Storrs Road to make drivers aware that pedestrians will be crossing in that vicinity.

Steve Bacon arrived.

Mr. Marquet showed the preliminary plan that Rudy Favretti had presented to the Committee back in March which could be expanded to include more of the front lawn, providing a linkage back to the other side of Storrs Road.

Mr. Marquet said if any changes are required by the OSTA, it would be a Leyland expense.

The Committee went outside to review the area being discussed.

After discussion, the Committee agreed by consensus that, if possible, they favor leaving the crosswalk where it is planned. The Committee also liked the idea of placing something like a rumble strip to notify drivers to proceed cautiously.

5. Adjourn

Mr. Kueffner made a motion to adjourn. Ms. Paterson seconded the motion. The meeting adjourned at 6 pm.

Minutes prepared by Cynthia van Zelm